

**MEMORANDUM**

TO: Town Council

FROM: Planning Commission

DATE: November 5, 2019

SUBJECT: RZN19-0004/ORD 1904-Request to rezone at total of 6.59 acres from GC General Commercial and R-5 Transitional Residential to PR Planned Residential at 1310 North Main Street and 1013 Giles Road (Tax Map Nos. 196-A 21-23; 196-A 22A; 196-A 29 (portion) & 196-A-37) for a mixed use commercial/multi-unit residential development by Pat Bixler on behalf of CDE Properties, LLC (applicant/owner) and Ricky and Debra Argabright; HRC Inc; Ronald and Victoria Green and BCCS, LLC (owners).

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Planning Commission Recommendation:

**APPROVAL** for the requested Exception to Use and Design standard §4328 (a) (5) that would allow the setbacks along the open space areas to count toward the open space total square footage.

For: Colley; Davis; M. Jones; Kassoff; Langrehr; Moneyhun; Sutphin  
Against: None  
Abstain: None  
Absent: None

**APPROVAL** for the requested Exception to the Use and Design standard §4231 (b) (1) that would allow two townhouse buildings containing 10 units in a series.

For: Colley; Davis; M. Jones; Kassoff; Langrehr; Moneyhun; Sutphin  
Against: None  
Abstain: None  
Absent: None

**APPROVAL** for the rezoning request RZN9-0004/ORD 1904

For: Colley; Davis; M. Jones; Kassoff; Langrehr; Moneyhun; Sutphin  
Against: None  
Abstain: None  
Absent: None

In so recommending approval of this rezoning application and associated exception to use and design standards, the Planning Commission finds the request to be in conformity with the Comprehensive Plan, the Zoning Ordinance, and to have minimum adverse impact on the surrounding neighborhood or community.